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To: Planning.Responses
Cc: Richard Castro-Parker
Subject: BR/320/18/PL & BR/321/18/L

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Planning and Listed building consent is sought for works to create two self-contained flats as well as other works to reinstate lost features. Essentially, the proposal seeks to extend the rear extension of the listed building, along with internal alterations at the ground floor to create a second one bed flat.

External works to the front elevation are proposed to reinstate a ground floor canted bay window and the first floor balcony.

The property is listed as grade II, and located within the Steyne and Waterloo Square Conservation area. As such the proposal has the potential to affect two heritage assets.

The property forms a group with neighbouring properties as some of the earliest constructed in the development of the square. The building is important for the Group Value with other listed buildings in the terrace facing Waterloo Square. It also makes a positive contribution to the character and appearance of Steyne Conservation Area. The front elevation is therefore of importance.

The listed building has undergone many alterations both externally and internally, which have had an impact on its significance. Internally, the property has been divided up in to flats which has affected the floor plan. Externally, there have been a number of alterations which have taken place over a number of years.

The proposed internal works appear such that they can be fully reversible, whilst the rear extension appears to affect a more modern part of the building. The size and scale of the extension is such that it will not affect the character of the building. It is also positive to note that the original external wall will be retained and incorporated into part of the scheme.

The reinstatement of the canted bay window and details to the projecting first floor balcony are positive as it will lead to the enhancement of the front elevation, and its significance.

No comment is made to the existing inappropriate windows elsewhere within the property. However, new windows should be of an appropriate material and appearance that reflect the status of the building as a listed structure. The windows should be the same colour as the existing ones.

As a consequence, it is considered that the proposal can be supported subject to the comments made above, along with provision of further information by way of condition:

- Details of the railings
- Details of the new windows